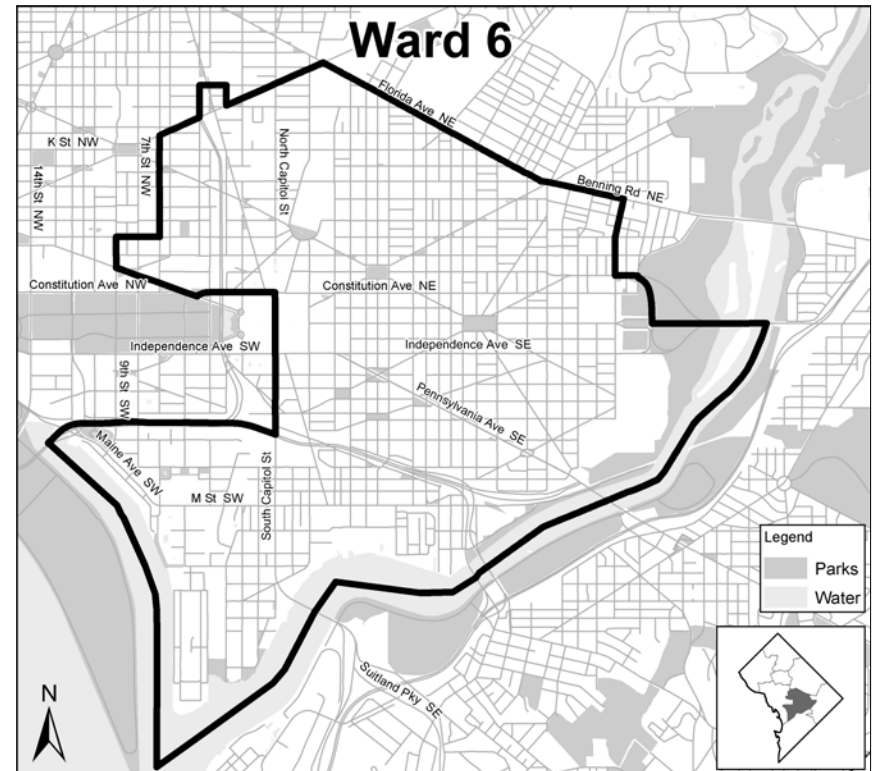
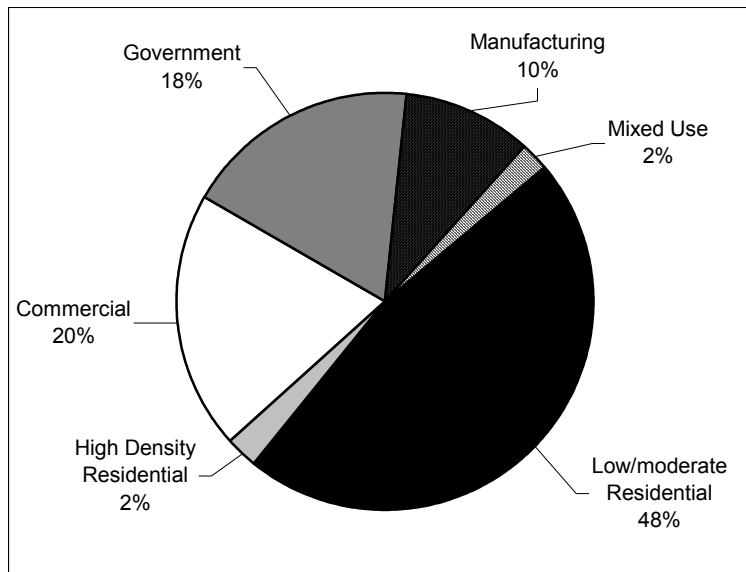


Ward 6 Land Use Progress

Ward 6 is generally bounded by 6th Street NW on the west; New York Avenue, Florida Avenue and Benning Road on the north; and the Anacostia River and Washington Channel on the east and south. Its size is 6.00 square miles and it has a population of approximately 68,000 people.

The predominant existing land use is low-moderate density residential (47%), which includes the many historic rowhouse areas in this ward, as well as the newer residential areas in Southwest. Commercial is the second largest land use (20%) and is found



in the Downtown portion of the ward and in various commercial corridors and nodes.

Manufacturing is also located in the ward, mostly in the Buzzard Point area and east of the Navy Yard. Much of the industrial land in Ward 6 is being converted to other uses.

Land use progress in Ward 6 has been substantial, with a wide range of new uses and redevelopment projects. This includes the proposed redevelopment of several sites in the Mt. Vernon Triangle area. Although physically located in Ward 6, some of the activities on the east and northeast fringe of Downtown are discussed in the Ward 2 Matrix due to their functional links to Downtown.

Numerous individual developments are planned near the new New York Avenue Metro Station at First and M Streets NE, scheduled to open in late 2004. Residential growth has also been significant across the northeast and northwest portions of the ward. This includes surplus school buildings, which provided new housing opportunities, and the redevelopment of public housing sites such as Ellen Wilson and Kentucky Courts. Revitalization of older commercial corridors also has received attention, including a revitalization plan for H Street NE and the 8th Street, SE Barracks Row program (both reStore DC Main Street areas).

Significant redevelopment planning efforts have also focused on large waterfront-related portions of Ward 6 under the Anacostia Waterfront Initiative. This includes a redevelopment plan for the Southwest Waterfront and plans for the Southeast waterfront, including Buzzard Point, the Southeast Federal Center and Navy Yard areas. A draft concept plan was also completed for Public Reservation 13 – currently the site of DC General Hospital and the DC Jail. Finally, a restoration plan for Kingman and Heritage Islands in the Anacostia River will provide an amenity for the nearby communities.

Ward 6 Land Use Progress Information

Action	Objectives and/or Policies	Agencies Involved
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Specialized Planning Areas

Specialized Planning Areas are areas that: 1) offer opportunities to accommodate new growth and development; 2) exhibit unique problems or characteristics and require case-specific planning actions; or 3) are major institutions or that require detailed action plans. Four types of planning areas (Development Opportunity Areas, Housing Opportunity Areas, Special Treatment Areas and Master Plan Areas-Universities and Institutions) are described in the Land Use Element and are shown on *Map 2: District of Columbia Generalized Land Use Policies Map*.

Development Opportunity Areas (DOAs)

DOAs are areas that offer opportunities to accommodate new growth and development. These areas may be designated for housing, commercial development, employment centers, or a mixture of uses. Three examples of what are usually defined as DOAs are: areas at or near selected Metrorail stations areas (noted as DOA-MS), areas where there is a significant amount of vacant or poorly used land, and potential surplus property. Ward 6 has three *Development Opportunity Areas*. An fourth DOA, located in Ward 5 (Hechinger Mall), is discussed in this section because of its functional links to the H Street corridor.¹

Northeast #1/Eckington (DOA-MS# 4, STA #2)

The Northeast #1/Eckington DOA/STA extends from Union Station north to R Street and includes land on both sides of the railroad yards. While the northern part of this area (north of Florida and New York Avenues) is in Ward 5, the DOA is discussed in its entirety in this section. The area continues to emerge as a major office center on the Downtown perimeter. A large amount of additional development is underway or planned, consistent with the policies in the Comprehensive Plan.

Plan policies (1121.2) support high technology industries, new office space suitable for a secondary or lower-rent market, and effective design standards and public improvements. During the past four years, OP has focused attention on implementing these policies through zoning actions, development agreements, and other methods.

¹ Please consult the table on Ward 2 for Progress on the UDC/Mt. Vernon Square and Portal DOAs. Although these DOAs are partially contained in Ward 6, a majority of their land area is in Ward 2.

Action	Objectives and/or Policies	Agencies Involved
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Major planning and development highlights include:

- Designation of the southern part of this area as a receiving zone for development rights purchased and transferred from other parts of the City. This action was intended to promote higher density commercial uses. The “upzoning” of another square within the area is currently pending.
- Groundbreaking for the New York Avenue Metro Station: The station is planned for a 2004 opening and has already stimulated additional development. The City contributed one-third of the funding toward station development, with the remainder contributed by local property owners (through special assessments) and the federal government.
- Siting of a new headquarters for the 1200-employee Federal Bureau of Alcohol, Tobacco and Firearms at the intersection of New York and Florida Avenues, next to the new Metro station.
- Expansion of the former People’s Drug Store Warehouse (77 P Street) into an office and communications-support building. Actions were taken to permit the development of up to 2 million square feet of space on that site and an immediately adjacent site.
- Issuance of a request for proposals to develop local retail/restaurant space for “Site 710 E,” adjacent to the new Metro station.
- The opening of XM Satellite Radio’s national headquarters on the north side of Florida Avenue at New York Avenue. This facility will ultimately employ over 400 people.
- Development of new zoning regulations on the siting of technical support facilities near fiber optic lines. OP has worked with communications industry representatives to develop these regulations and to promote the development of this area as a “high tech” center. Several proposals for technology-oriented uses are being considered for the CSX railyard site north of New York Avenue.
- Consideration of air rights development over the railroad tracks north of Union Station.
- Consideration of this area as a possible site for a major league baseball stadium.

1100.4 (b)(2)
1108.1 (i-j)
1109.1
1111.1 (d-3)
1121.2 (a-d)

OP, DPW,
DDOT,
OZ, EOM

These actions have forwarded Land Use Element objectives to encourage the growth of centers of high technology, research and development, along with support services. The actions have also furthered Comp Plan policies to promote mixed use commercial centers near Metrorail, to continue to diversify land uses outside of Downtown, and to restructure older industrial areas for production and technical employment.

Depending on the outcome of current ballpark proposals, additional planning activities may be necessary in this area during the next four years. The area will continue to be promoted as an emerging office and technology center, with additional planning and zoning actions taken to facilitate this transition. The opening of the New York Avenue Metrorail Station is expected to be a catalyst for new development in this area. Additional study of land use and transportation issues in this area may be required as new projects are proposed.

Buzzard Point/Near Southeast (DOA # 5)

The Buzzard Point/Near Southeast DOA encompasses a series of sites on or near the Anacostia waterfront. Because of this area’s proximity to the waterfront, it is discussed in the section of the Ward 6 Progress Information on “Waterfront Planning Areas.” Please consult that section for the progress assessment.

See “Waterfront Planning Areas” for Ward 6

Action	Objectives and/or Policies	Agencies Involved
Hechinger Mall Area (DOA # 11)		
Although Hechinger Mall itself is located in Ward 5, it is discussed here because it is the eastern terminus of the H Street corridor. The Mall is an integral part of this corridor, and opportunities for its redevelopment are linked to those for the rest of the H Street NE. Please see the next row of this table for a discussion of this DOA.	See "H Street" (below)	
H Street (DOA # 12)		
The Comprehensive Plan Land Use Map identified the H Street NE corridor as a "multi-neighborhood commercial center" to be upgraded through future actions and public/private investment. Recent projects in this corridor include a 10-unit townhome development at 810 10 th Street NE and the approval of a BP/Amoco Station. The latter project was approved through land use mediation after it was initially denied by the BZA.		
The following progress has been made since 1999:		
<ul style="list-style-type: none">• A Revitalization Plan for the corridor was started in 2002 and completed in February 2003. The plan calls for strengthening existing businesses; diversifying the retail mix; enhancing cultural, historical, and housing resources; and improving transportation options.• The Plan has a 10-year horizon. It recommends creative streetscape improvements and a series of transit enhancements for the 1.5-mile long corridor extending from North Capitol on the west to the Hechinger Mall (DOA #11) on the east. The corridor has been divided into five thematic areas for planning purposes.<ul style="list-style-type: none">- In the "Hub" area (North Capitol to 2nd Street NE), the Plan accommodates two to three million square feet of office space, 3,000 off-street parking spaces, a hotel, and a multi-modal transportation hub. The area includes the new Station Place development, which will house the federal Security and Exchange Commission.- In the "Western Gateway" area (2nd to 7th Street NE), the Plan envisions a new residential community for "urban living." Vacant and underutilized parcels in this segment are expected to yield up to 600 units of housing, 100,000 SF of Class B office space, and 10,000 SF of retail floor space.- In the "Shops" district, between 7th and 12th Street NE, a strong retail presence is envisioned. This segment will contain up to 200,000 SF of productive retail goods and services, 100 units of housing, and 50,000 SF of Class B office space. The H Street CDC has already received \$1 million for a new retail and office project at the corner of 8th and H St NE within this area.- An "Arts & Entertainment District" is planned for the area between 12th Street and Bladensburg Road. The Atlas Theatre and the H Street Playhouse will be centerpieces of this area.- The easternmost area, around the Hechinger Mall and east of Bladensburg Road to 17th Street, is planned as "Arboretum Place." The prominent axis between the National Arboretum and the US Capitol will be reinforced with high quality mixed use (residential and retail development).	1108.1 (a) 1108.1 (d) 1119.1 (g)	OP, DDOT, EOM
These activities have forwarded Land Use Element objectives to promote appropriate commercial development, improve multi-neighborhood commercial centers, and protect residential areas along commercial corridors. They also support the Comp Plan	1108.1 (a) 1108.1 (d) 1119.1 (g)	OP, DDOT, EOM

Action	Objectives and/or Policies	Agencies Involved
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strategy of developing small area plans for areas where specific zoning and capital improvement recommendations are needed.

During the coming years, zoning changes will be proposed to implement the land use and design changes described by the H Street Plan. A traffic, transportation, and parking study is scheduled for completion later in 2003.

Housing Opportunity Areas (HOAs)

HOAs are areas where the District expects and encourages significant amounts of new or rehabilitated housing. Although HOAs are not the only areas where new housing units will become available, they represent some of the largest concentrations in the city. Ward 6 has five *Housing Opportunity Areas*.²

Pennsylvania Avenue SE (HOA # 10)

This HOA includes the Pennsylvania Avenue corridor extending from 2nd Street SE to the Anacostia River. Highlights include:

- Adoption of a new zoning overlay in 2001 for the segment of Pennsylvania Avenue, SE between 2nd Street SE to 11th Street SE. This overlay increases the opportunities for commercial and mixed use development along the corridor by allowing commercial uses up to 3.0 FAR while maintaining the existing height limitation.
- Study of a second overlay zone, to cover the area between 11th Street and Barney Circle.

1104.1 (h)
1104.1 (l)
1118.6
1118.7
1119.1 (g)(2C)

OP,
WMATA

These actions support Land Use Element policies to upgrade deficient strip commercial zones, encourage new and rehabilitated housing, and encourage more intensive use of vacant or poorly used land.

A transit-oriented development plan will be completed for the Potomac Avenue Metrorail station by the end of 2003 and will contemplate additional housing and retail uses (as discussed later in this section).

Greenleaf Gardens (HOA # 12)

The Comprehensive Plan supported the continued improvement of the DCHA-operated Greenleaf Gardens project (formerly located in Ward 2).

1102.1(c)
1104.1(d)
1118.7

DCHA,
federal

² A sixth HOA, the Pennsylvania Quarter, spans the boundary between Wards 2 and 6. Please consult the Ward 2 discussion for progress on that HOA.

Action	Objectives and/or Policies	Agencies Involved
James Creek (HOA # 13) The Comprehensive Plan supported the continued improvement of the DCHA-operated James Creek project (formerly located in Ward 2).	1102.1 (c) 1104.1 (d) 1118.7	DCHA, federal
Arthur Capper (HOA # 14) The following progress has been made: <ul style="list-style-type: none"> • A major rehabilitation and expansion program for the Arthur Capper-Carrollsborg project has been planned and funded through the US Department of Housing and Urban Development's HOPE VI program. The program will be the highest leveraged project in the history of the HOPE IV program, with a final funding ratio of 9:1. A grant of \$35 million has been received. • The HOPE VI grant will enable the creation of 1,562 new housing units and over 600,000 square feet of commercial space. The total investment in this project is estimated at \$300 million. <p>These actions have helped implement Land Use Element objectives to direct public investment to neighborhoods in need of improvement, and policies to conserve, enhance, and revitalize housing.</p> <p><i>Ongoing monitoring of the Capper-Carrollsborg project will be performed as the redevelopment moves forward during the next four years. The HOPE VI project may spark additional reinvestment in this area, which is close to the Southeast Employment Center and other major redevelopment activities.</i></p>	1102.1 (c) 1104.1 (d) 1118.7	DCHA, federal
<i>Special Treatment Areas (STAs)</i> STAs are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. STAs may be defined by functional criteria, such as the need for well-targeted and coordinated planning program initiatives to achieve common objectives. Ward 6 has one <i>Special Treatment Area</i> (Northeast #1-Eckington). Since it is also a Development Opportunity Area, it appears in an earlier section of this table.		
<i>Master Plan Areas (Universities and Institutions) (MPAs)</i> MPAs are areas occupied by colleges, universities, and other institutional users of large tracts. Ward 6 includes Southeastern University.		

Action	Objectives and/or Policies	Agencies Involved
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Southeastern University

Southeastern University is located at the corner of 6th and I Street in Southwest Washington. The campus is compact and occupies a small site relative to other colleges and universities in the City. *Although a formal college and university master plan has not been prepared, the school's location in a dense urban area suggests the need for continued collaboration to address land use and transportation issues.*

1115.1 (j)
1119.1 (f)

OP

Other Significant Land Use Progress

Waterfront Planning Areas

Ward 6 includes a significant portion of the Anacostia waterfront, and an important segment of the Potomac waterfront. The area includes the Buzzard Point /Near Southeast Development Opportunity Area. It also includes Reservation 13, the Southeast Federal Center, the South Capitol Street corridor, the Navy Yard, and the Southwest Waterfront neighborhood on the Washington Channel. This area encompasses the heart of the Anacostia Waterfront Initiative (AWI) and has been the focus of extensive planning, development, and conservation activities during recent years.

Progress on the waterfront planning areas in Ward 6 is reported below, moving from west to east.

Southwest Waterfront

The Southwest Waterfront includes the area along the Washington Channel (Potomac River) from the Francis Case Memorial Bridge to Greenleaf Point. A redevelopment plan for much of this area was recently completed as part of the Anacostia Waterfront Initiative. The Office of Planning, in partnership with NCRC, have also developed the "AWI Southwest Waterfront Vision," setting forth longer-term actions and goals for this area.

The Southwest Waterfront Plan recommends:

- the creation of new waterfront parks and an expanded promenade
- the development of more than 2,000,000 square feet of mixed use development, including:
 - between 770 and 825 housing units (20 percent of which would be designated affordable)
 - 317,000 square feet of commercial/retail development
 - a 300-400 room hotel
 - 250,000 square feet of cultural space
 - 2,000 parking spaces.

1112.1 (f)
1115.1 (b-c)
1115.1 (o)
1119.1 (e)

OP,
DHCD,
RLA,
NCRC

Action	Objectives and/or Policies	Agencies Involved
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Implementation of the Plan will be facilitated by the recent acquisition by NCRC of two key properties: the Gangplank Marina (June 2001) and the former Hogates Restaurant (September 2002). Recent federal actions in support of the Plan include the expenditure of \$3 million by the Army Corps of Engineers to improve the Marina and the Fish Wharf.

Planning and project approvals along the Southwest Waterfront have furthered Land Use Element objectives to promote special treatment of waterfront areas, facilitate the reuse of surplus property, and ensure sensitive treatment of shoreline areas.

1112.1 (f)
1115.1 (b-c)
1115.1 (o)
1119.1 (e)

OP,
DHCD,
RLA,
NCRC

The Southwest Waterfront Plan is designed for implementation within the next five years. Additional, longer-term actions also have been identified in the AWI vision and will be pursued in the future.

Southwest Residential Neighborhood

The "Southwest Residential Area" is immediately adjacent to the Southwest waterfront and includes the area generally bounded by the Southwest Freeway (I-395) on the north, Maine Avenue on the southwest, P Street on the south and South Capitol Street on the east.³ Most of this area was rebuilt as part of the Southwest Urban Renewal Program, beginning in the 1950s and extending through the 1970s. Two Housing Opportunity Areas—James Creek and Greenleaf Gardens—are contained within this area and are discussed in an earlier section of this Progress Report.

Recent projects in this area include:

- Capitol Square: Development of 93 market-rate townhouses on Urban Renewal Parcel 76, north of Jefferson Junior High School, in 2000. This was an urban renewal parcel that had been undeveloped for many years. The project was completed in 2000 and is fully occupied.
- Syphax Elementary School Redevelopment: This project, now nearing completion, includes 41 new affordable units, including 29 townhouses and 12 condos in the former school building. Units are reserved for persons earning no more than 80 percent of median income.
- Millenium Arts Center: Renovation of a former Junior High School at 65 I Street SW to house the Millennium Arts Center.

Planned projects include Potomac Place (800 4th St SW), including 300 new apartments in two buildings, and development at the St. Matthews site (222 M St SW) with apartments (270 units) and parking.

Construction of these projects has furthered Land Use Element objectives to ensure a broad range of neighborhoods, redevelop and restore housing, and encourage the conversion of surplus public buildings to new uses.

1104.1 (c)
1104.1 (d)
1115.1 (i)

OP, NCRC,
DHCD

³ The "Southwest Employment Area," including the Portal Site, is located north of the Southwest Freeway and is discussed in the Ward 2 section of this report.

Action	Objectives and/or Policies	Agencies Involved
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Future activities in this area include the planned expansion of the Arena Stage. This theater is an important cultural resource for the Southwest neighborhood, occupies an important location between Waterside Mall and the Southwest Waterfront, and is a vital part of the Washington cultural scene.

Waterside Mall

Waterside Mall, a multi-neighborhood center at 401 M Street, S.W., was built in phases during the 1960s and 1980s in accordance with the Southwest Urban Renewal Plan. The existing three- and four-story retail building was constructed over the former 4th Street right-of-way between M and I Streets SW, with two abutting 12-story office towers to the east and west. Retail activity in the Mall experienced a steady decline during the 1990s. In 1998, the Urban Land Institute (ULI) was retained to develop revitalization strategies for the Mall in anticipation of the loss of its major office tenant (EPA). These recommendations were subsequently incorporated into the Comp Plan.

Activity between 1999 and 2002 included:

- In 2002, the Kaempfer Company, Inc. and Forest City Enterprises, Inc., entered into an agreement with the existing ground lessee to form a joint venture to renovate and expand the Mall, and signed an agreement with the District to reopen the 4th Street right-of-way. Current plans call for 2.05 million in office square footage, 400,000 of residential square footage, and a minimum 75,000 square feet of retail use.
- The Zoning Commission recently adopted an amendment to the Zoning Regulations that will allow the Mall retail building to be considered a single structure for the purposes of zoning, if above-grade floors are divided by reopening the referenced right-of-way.

1107.4 (a)
1108.1 (d-e)

OP, OZ
DDOT

These actions support Land Use Element objectives to promote the vitality of the District's commercial areas and provide for the continued growth of its employment base.

Additional near-term action will be necessary to address project phasing, transportation, zoning, and design issues related to this proposal. The reconstruction of 4th Street SE is presently being studied by DDOT.

Buzzard Point (part of DOA#5)

The Buzzard Point waterfront extends from Greenleaf Point along the west bank of the Anacostia River to the South Capitol Street bridge.

The following progress has been made since 1999:

- The Office of Planning developed and the Zoning Commission approved a major rezoning effort to encourage commercial and neighborhood redevelopment, by removing intense uses from the water's edge.

1112.1 (f)
1115.1 (b-c)
1115.1 (o)
1119.1 (e)

OP, OZ

Action	Objectives and/or Policies	Agencies Involved
<ul style="list-style-type: none"> The approval for the Capitol Point PUD (originally approved in 1992) was extended in 2000 and again in 2002. The conceptual plan for this mixed use PUD project includes 1.3 million square feet of commercial space, 709,000 square feet of residential square footage (including a minimum 500 market-rate condominium and rental units), and parking for 2,150 vehicles. Construction has been delayed by a lack of financing, the inability to secure a major office tenant, and continuing environmental and legal issues. The most recent extension was conditioned on the applicant's agreement to submit a new concept plan during the next two years reflecting current site planning objectives for the area. A proposal has been made to develop the "Florida Rock" project at 100 Potomac Street SE. This project, located on a 3-acre waterfront site at the foot of South Capitol Street, includes approximately 1 million square feet and consists of two office buildings, a proposed 250-room hotel and a proposed apartment tower with 200 housing units. <p>These actions are consistent with Land Use Element objectives to promote special treatment of waterfront areas, facilitate the reuse of surplus property, and ensure sensitive treatment of shoreline areas</p> <p><i>Additional actions will be necessary during the next two years to address development phasing, transportation, land use, and design issues related to the new Capitol Point proposal.</i></p>	1112.1 (f) 1115.1 (b-c) 1115.1 (o) 1119.1 (e)	OP, OZ
<p>Washington Navy Yard</p> <p>The following progress has been made in the Navy Yard area:</p> <ul style="list-style-type: none"> Over the past five years, the Navy has made a significant investment in the restoration of historic structures on this waterfront site. By consolidating its operations in the Near Southeast, the Navy has added over 5,000 new employees and has increased the Navy Yard's daily population to 10,000 civilian and military personnel. Approximately \$400 million in funds have been committed to this employment area. <p>These activities support the Land Use Element's policies to strengthen the local economy and job base.</p> <p><i>Future activities in this area are addressed under the Southeast Waterfront below.</i></p>	1111.1 (e) 1112.1 (f) 1115.1 (b-c) 1115.1 (o) 1119.1 (e)	Federal
<p>Southeast Waterfront (part of DOA #5)</p> <p>The Southeast Waterfront includes the area from the Navy Yard east to the 11th Street bridges. Much of this area is contained within the Southeast Federal Center (SEFC). Recent actions include:</p> <ul style="list-style-type: none"> In November 2000, Congress passed the SEFC Public-Private Redevelopment Act to allow the GSA to develop this site jointly with the private sector. A Request for Developer Qualifications was issued in Spring 2002 and an RFP will be released shortly. The GSA has already 	1115.1 (b) 1115.1 (i) 1115.1 (o) 1119.1 (e)	OP, DDOT, federal

Action	Objectives and/or Policies	Agencies Involved
<p>completed \$30 million in site improvements, including a new sea wall, building demolition and abatement, and soil remediation.</p> <p>The Zoning Commission is considering a zoning change to enable a mixed use development on 44 acres of Federal land.</p> <ul style="list-style-type: none"> • A new W-O District (low density waterfront open space) was proposed by OP and being considered by the Zoning Commission. <p>Major projects recently completed in this area include:</p> <ul style="list-style-type: none"> • 80 M Street, SE. This is a seven story, 268,000 square foot office building completed in 2001. The building is occupied by Northrup Grumman and other defense and technology companies. • 140 M Street, SE. This 275,000 square foot office building was recently developed by Spaulding & Slye and is already occupied. • 300 M Street, SE. This is an eight story, 300,000 square foot office building with ancillary retail uses on the ground floor that was completed in 2001. Potomac Investment Properties, Inc. leased the entire building to defense contractors before ground was broken. • Maritime Plaza. Also known as the former Washington Gas site, this project includes 200,000 square feet of office space that is currently occupied. An additional 500,000 square feet of office space along with a 200-250 room hotel are proposed for the next two phases of the project. <p>Major projects planned or underway in this area include:</p> <ul style="list-style-type: none"> • US-DOT Headquarters. The new US Department of Transportation headquarters includes 1.7 million square feet of office space and will bring an additional 7,500 federal employees to the Near Southeast neighborhood. • Marine Barracks Construction. Scheduled to open in December 2003, the Marine Barracks Annex and Band Support facility will house 322 Marines and provide recreation fields that will be open to the Near Southeast neighborhood. • 100 New Jersey Avenue, SE (Capitol Hill Towers). This planned project is a combination long-stay hotel and 342-unit apartment building. The site is being developed by Valhal Properties and the hotel is to be managed by Marriott Courtyard. <p>Activities on the Southeast Waterfront have supported Land Use Element policies to promote economic development and encourage joint public/private development of publicly owned land. These activities have also supported policies to capture unrealized opportunities along the City's waterfront.</p> <p><i>Future actions in the Near Southeast include the development of 2,000 proposed housing units and a waterfront park at the Southeast Federal Center, a Canal Blocks Park in the Capper-Carrollsborg neighborhood, a waterfront park at Maritime Plaza, and a renovated Boathouse Row north of the 11th Street Bridges. In addition, a streetscape improvement project is underway along M Street SE to address the requirements of increased employment and associated vehicle and pedestrian traffic.</i></p>	<p>1115.1 (b) 1115.1 (i) 1115.1 (o) 1119.1 (e)</p>	<p>OP, DDOT, federal</p>

Action	Objectives and/or Policies	Agencies Involved
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Barney Circle

- A "Millenium Monument" has been proposed at Barney Circle, adjacent to the Congressional Cemetery and near the Pennsylvania Avenue bridge to Anacostia. The project is intended to be a memorial gateway celebrating the country's past and future accomplishments. The project, which is proposed by a nonprofit foundation, is currently on hold pending completion of the Middle Anacostia Crossings Transportation Study.

1115.1 (c)

Other

Reservation 13

Public Reservation 13 comprises 67 acres of federally-owned waterfront land on the eastern fringe of the Capitol Hill East neighborhood. The following progress has been made on this site:

- On March 31, 2002, the Mayor transmitted a draft master plan for the site to the DC Council. The Plan envisions the site as a new mixed use community which includes health and science uses, civic and educational uses, new recreational amenities, and approximately 1,000 units of new housing. About 40 acres of the site have been identified for redevelopment. About 16 acres will be retained and enhanced as open space.
- The plan for Reservation 13 includes a village square, a neighborhood park, a new waterfront park along the Anacostia River, and new tree-lined streets serving the community. In addition to new housing, the plan calls for 3.2 million square feet of health care, clinic, and office space, and 35,000 square feet of retail space.
- Because the Reservation 13 site includes the existing DC General Hospital, the project includes assurances that healthcare access will continue to be provided for uninsured District residents. Proceeds from the lease or sale of property on the site are to be used for construction of a public hospital or will be deposited into a health care account for the uninsured. Additionally, a special taxing district has been established to create a secondary revenue source for uninsured DC residents.

1115.1 (h,i)
1115.1 (o)
1119.1 (f)

OP, NCRC

Recent actions at Reservation 13 have helped advance Land Use Element objectives to facilitate the reuse of surplus public property, increase access to the waterfront, and develop small area plans for sites requiring more detailed analysis and recommendations.

Additional detailed planning and design studies will be needed before specific projects can proceed. The initial five year strategy for the site includes demolition work, site remediation, and the infrastructure and utility improvements necessary for the plan to take shape. Most development on the site will take place beyond 2006.

Action	Objectives and/or Policies	Agencies Involved
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Area Plans

There were no Area Plans completed in Ward 6 during the reporting period.

Other Areas and Projects⁴

Capitol Hill Neighborhood

Reinvestment and development has continued in the Capitol Hill neighborhood since completion of the last Comp Plan progress report. Recent projects include:

- a 147-unit townhome project at 7th St SE and G St SE
- a 16-unit co-op renovation at 636 12th St NE (completed in May 2000)
- the 10-unit Douglass townhome project at 810 10th St NE constructed by the H Street CDC (completed in May 2001)
- The 30,000 square-foot Results Gym
- Continued retail reinvestment along Pennsylvania Avenue SE and in the Barracks Row commercial district (discussed below)

1104.1 (b)
1104.1 (i-k)

OP,
private
sector

A 70-unit condominium is now under construction at Bryant School at 1325 Independence Avenue SE, and a 42-unit condominium is under construction at Lovejoy School (in the North Lincoln Park area) at 400 12th St NE. Large-scale office development is planned on the northwestern perimeter of Capitol Hill, at Station Place.

Activities on Capitol Hill are consistent with Land Use Element policies to conserve neighborhoods, control the external impacts of non-residential uses in neighborhoods, and upgrade neighborhood shopping areas.

Potomac Avenue Metrorail Station Area

Potomac Avenue is one of several Metrorail stations in the city being targeted for future transit oriented development (TOD).

The following actions are planned in this area:

- *A transit-area plan for the Potomac Avenue Metrorail Station area will be completed by the end of 2003. The Plan will contemplate additional housing, retail strengthening, and transportation opportunities.*
- *The development of the Bogan Property at 14th and Pennsylvania Avenue by Boys Town USA is currently the subject of a*

1134.1

OP, OZ

⁴ Ward 6 includes the eastern portion of the Mount Vernon Triangle area. Please consult the Ward 2 summary for information on this area.

Action	Objectives and/or Policies	Agencies Involved
<i>lawsuit regarding the proposed use.</i> <ul style="list-style-type: none"> <i>The old Pizza Hut restaurant opposite the Bogan site will soon be returned to use as a sit-down food service establishment.</i> 	1136.1	
Kentucky Courts		
<p>The section of Kentucky Courts located on the southern portion of Square 1039 (Kentucky Avenue and C Street, S.E.) was a 45-unit garden apartment public housing project built in the 1960s. By the 1980s the project had become a problem and in 1997, the buildings were condemned. The following actions have recently been taken:</p> <ul style="list-style-type: none"> DCHA has been pursuing a market-rate housing development on the site with provisions for public housing eligible families. The proposed development has two single-family row dwellings and 18 flats (38 units total) and is designed to reflect the general building form of the neighborhood (row houses). There will be 12 public housing eligible units, 12 moderate-income units and 14 market rate units. The BZA approved the requested variances (BZA Application 16860) in 2002. DHCA cleared the site and delivered the land to the developer (Innovative Development Solutions) in December 2002. Construction began in January 2003 and a phased completion is scheduled for late 2003 and 2004. <p>These actions support Land Use Element policies to develop neighborhood improvement programs for deficient residential areas, and provide rehabilitation funding for neighborhoods in need of assistance.</p>		
	1104.1(d) 1104.1(e)	DCHA, OZ/ BZA
8th Street, S.E. (Barracks Row)		
<p>Barracks Row is one of five "Main Street" project areas within the District. The project's focus is 8th Street SE between Pennsylvania Avenue and the Navy Yard's Latrobe Gate. The following progress has been made in this area:</p> <ul style="list-style-type: none"> Financial and technical assistance is being provided through the "ReStore DC" program. The aim is to reestablish this district's former stature as a viable neighborhood commercial corridor. Streetscape improvements to 8th Street SE have been coordinated by DDOT and the Barracks Row Business Association. Several new restaurants and retail businesses have opened along this corridor. This area is also covered by the Capitol Hill Commercial Overlay Zoning District. The district (which also extends along Pennsylvania Avenue) provides opportunities for additional commercial development. At the same time, the historic scale of this area has been protected by the extension of the Capitol Hill Historic District to include the properties east of 7th Street SE between M Street and the I-395 freeway. <p>These activities support the Land Use Element policy to improve existing neighborhood centers.</p> <p><i>Additional reinvestment in the Barracks Row commercial district will be supported in the future. The area may benefit from its proximity to the redeveloping Navy Yard and Southeast Federal Center.</i></p>		
	1108.1(c)	OP, EOM, DDOT

Action	Objectives and/or Policies	Agencies Involved
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Public Facilities Development (Schools, Parks, Other)

Schools

The following Ward 6 schools have been constructed or renovated since 1999:

- Miner ES (601 15th Street NE): The school is programmed at 76,900 SF with a student capacity of 560. Opening was scheduled for January, 2003. The estimated project cost is \$19,974,000.

School reinvestment supports the Land Use Element policy to ensure adequate access to educational facilities.

The following additional facilities are planned for construction or renovation by FY '06:

- *RH Terrell JHS (1001 1st Street NW): A new school is planned for 400 students in Grades 7-9. Project costs are estimated at \$16.5 million.*
- *Walker-Jones ES (100 L Street NW): A new 91,000 square foot school is planned for 636 students. The school is in the design phase. Project costs are estimated at \$18.3 million.*
- *Bowen ES (101 M Street SW): A new 58,500 square foot school is planned for 392 students. Project costs are estimated at \$15.3 million.*
- *Ketcham ES (1919 15th Street SE): A new building of 75,000 square feet is planned for 500 students in grades K-6. The project costs are planned at \$20.0 million.*
- *Eliot JHS (1830 Constitution Ave, NE): Modernization of 68,000 square feet is planned for 400 students. Project costs are budgeted at \$14.8 million.*

1100.2 (a)

DCPS

Parks and Recreation Centers

The following parks have had activity since 1999:

- Garfield Park (2nd and 295 SE) was rehabilitated in 2000. This included landscape improvements, playground equipment redesign and replacement, tennis court replacement, lighting, and general renovation. The improvements were funded and planned in partnership with DPR, DDOT, and the Federal Highway Administration.
- Capper Field (5th and L Streets SE) was recently transferred from the National Park Service to the US Navy. Although the 3-acre site was federally owned, it had been managed by the District Department of Parks and Recreation. It is to be developed as a Marine Barracks facility.

1100.2 (a)

DPR,
DDOT,
federal

These projects support Land Use Element policies to ensure adequate access to recreational opportunities.

Action	Objectives and/or Policies	Agencies Involved
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Future activities will include:

- Continued development of plans and improvements for the Metropolitan Branch Trail (between Silver Spring and Union Station). The trail is planned for construction within the New York Avenue Metro station area.
- Old Naval Hospital (921 Pennsylvania Ave SE): Renovation/restoration (with subsequent leasing) has been proposed by the Office of Property Management.
- DC Armory (2001 East Capitol Street SE): A \$10.8 million renovation has proposed, including upgrading of basic building components (electrical, plumbing, HVAC, etc.).
- 141/151 O Street NW. The property was sold to enable development of the Bureau of Alcohol, Tobacco, and Firearms.
- Sherwood Recreation Center (640 G Street NE): \$4 million replacement construction of recreation center in 2001-02.
- Senior Wellness Center (1035 5th Street NE): \$4 million construction of a new senior center in 2001-02.
- Correctional Facility (1901 D Street NE): Several upgrades are occurring at this facility, including an \$8.1 million renovation for the installation of new water and HVAC systems (now underway).
- Reservation 13: A \$4.7 million renovation of the OCME and detoxification facilities has been budgeted.
- Columbus Circle: DDOT has obtained a grant to reconfigure Columbus Circle/Plaza in front of Union Station to reduce conflicts between pedestrians, bicyclists, and autos.

1100.2 (a)
1115.1 (d)

DDOT,
OPM,DPR

These actions support Land Use Element policies to maintain adequate public facilities and develop appropriate sites for public uses.